

Tadpole Farm, Swindon - Local Lettings Plan

Background

Tadpole Farm, Swindon is located approximately 5 miles from Swindon town centre. The site is a mixed use urban extension comprising residential, employment, local centre, public house and community uses.

GreenSquare participated in earlier development phases comprising of 6 x 1 bedroom flats, 3 x 2 bedroom units and 7 x 3 bedroom houses. A further 13 shared ownership properties were also acquired. There is also a large number of privately owned properties on the estate.

The developer is currently seeking interest to enter into an agreement for a further 12 x 1 bedroom flats for affordable housing.

Objectives of the Original Lettings Plan

- To ensure the new homes integrate well with the existing homes to form a cohesive, safe and sustainable community;
- Ensure the residents have a high level of satisfaction with their homes and neighbourhood;
- Minimise turn over and reduce voids; and
- To ensure that the needs of the local community and wider community are reflected within the development.

Summary issues

Currently, there is a history of antisocial behaviour and other housing management issues on the estate. Given the objectives of the original local lettings plan, it is essential that we consider any potential increase stock and the impact on housing management issues, balanced with the waiting list profile.

In summary, issues relating to 1 bedroom properties for couples or single person households during the last 12 months include:

- Anti social behaviour
- Illegal drug activity
- Targeted hate crime

Potential Future Lettings

Any potential increase in 1 bedroom flats needs to consider a review of the existing Local Lettings Plan to include:

- Police checks carried out on all applicants, to ensure that we reduce the likelihood of anti-social behaviour;
- Applicants with any history anti-social behaviour within the last 5 years will not be considered;
- 100% of applicants nominated to 1 bedroom flats are economically active, including working full or part time, voluntarily or in training;
- Applicants with a history of drug or alcohol abuse must demonstrate that they have undergone successful treatment and maintained a settled life without issue for at least 5 years;
- Applicants with mental health issues will be considered if they are receiving on-going support for their mental health and have either been engaging with support services for a minimum of 2 years, or have successfully maintained a tenancy / independent living for a minimum period of 2 years;
- Preference given for a wide range of ages to encourage community cohesion;
- Applicants need to evidence they have successfully maintained a tenancy(ies) with no issues during the last 5 years.

The Lettings Process

All applicants must meet existing GreenSquare allocations policy criteria.

Properties will be advertised using the criteria set out in the lettings plan.

Applicants will be interviewed by a GreenSquare Housing Officer or Tenancy Sustainment Officer as part of the allocation assessment process.

New tenants will be offered starter tenancies, except where they already hold a secure or assured tenancy.

This LLP will be reviewed in 12 months to consider how effective it is and whether less stringent criteria can be introduced following a period of consolidation on the estate.